HOUSING MARKET INFORMATION

HOUSING NOW
Regina CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2011

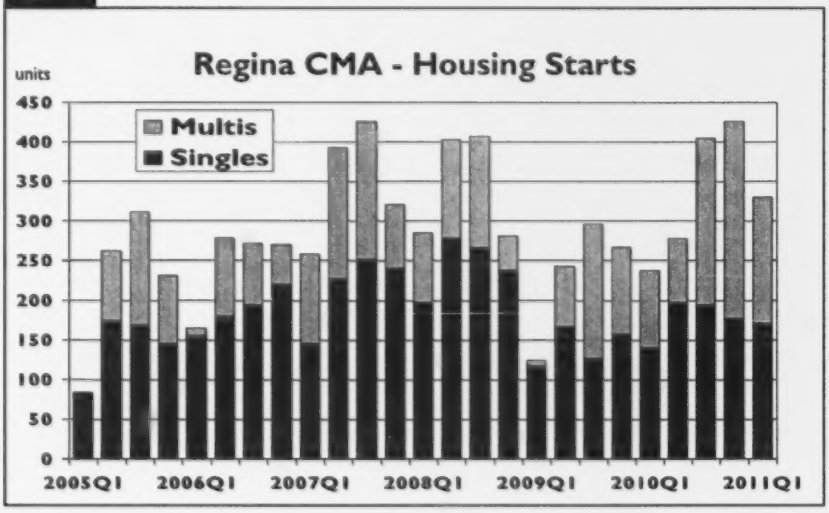
New Home Market

Housing starts up 39 per cent through March

To the end of March, local homebuilders across the Regina Census Metropolitan Area (CMA) began construction on a total of 330 housing units, up 39 per cent from the 238 units which broke ground during the corresponding period in 2010. Higher production of both single-detached and multi-family units has fuelled these gains as Metro's builders outperformed last year's elevated pace of activity.

During the first three months of the year, Regina's single-detached homebuilders' poured foundations for an average of 57 units each month, paving the path for a 21 per cent improvement

Figure 1



Source: CMHC

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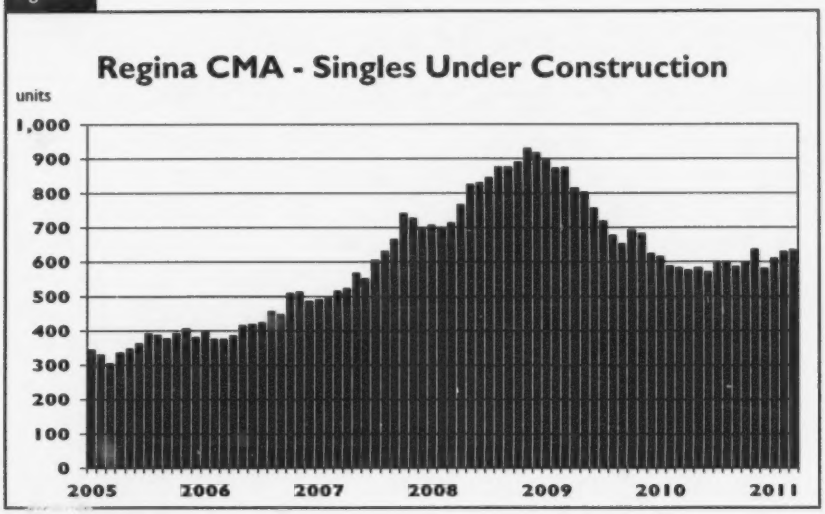
Figure 2



Source: CMHC

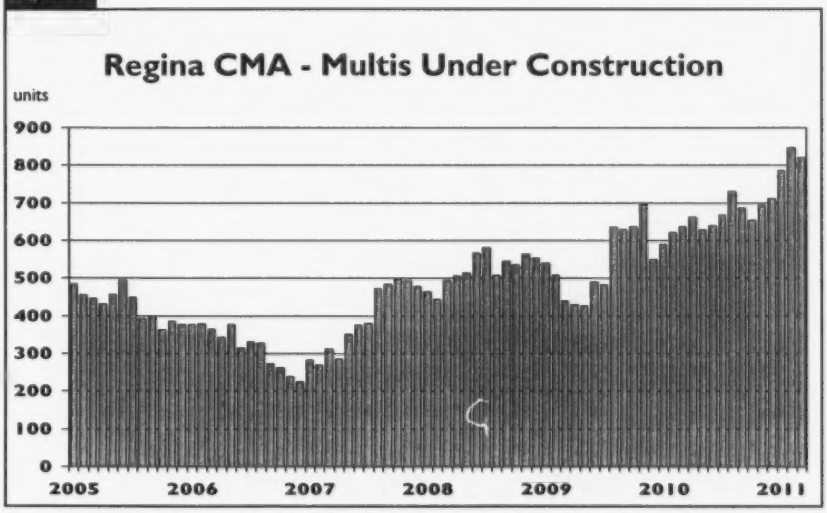
over last year's corresponding tally. More significantly, the 170 single-detached units initiated through March highlight the fourth strongest start to a year by Metro's single home builders in over 30 years. Notwithstanding these gains, the largest year-over-year improvements were observed within the multi-family housing segment, where a rise in rental apartment starts fuelled year-over-year increases through March. Accordingly, to the end of March, 160 multi-family homes began construction in Regina, up 63 per cent from the 98 units which began construction during the first three months of 2010.

So far this year, the buoyant pace of multi-family starts has enabled this housing segment to capture 48 per cent of total new home production in Regina, up from a share of 41 per cent in the prior year. Meanwhile, the 148 apartment units that began construction during the first quarter of 2011 accounted for 93 per cent of all multi-family starts to date, and represent over a two-fold increase from the prior year when 61 units were started. After three months of activity, the elevated number of apartment starts has countered losses in semi-detached and row starts. To the end of March, eight row units began construction, down 68 per cent from the first quarter of 2010, while four semi-detached units were initiated in the first three months of 2011, down from the 12 units that were started in the prior year.

Supply levels remain elevated

With an inventory of 104 completed and unabsorbed homes and 1,456 units under construction in March, total new home supply in Regina surpassed 1,500 units, unfamiliar territory for Metro's new home builders. The major impetus for the heightened supply levels was the multi-family market, as the supply of multi-family units in March was 26 per cent higher than the previous year. Given the heightened pace of starts thus far, the number of multi-family units under construction advanced 29 per cent year-over-year, climbing from 637 units in March 2010 to 821 units at the end of the first quarter of the

Figure 3



Source: CMHC

current year. However, at 65 units at the end of March, the inventory of complete and unabsorbed multi-family units was down seven per cent from the corresponding period in 2010.

Meanwhile, at 674 units at the end of March, total supply of new single-detached homes was up seven per cent from the prior year. The 635 units under construction accounted for the bulk of supply, while an additional 39 units were completed and unabsorbed at the end of the first quarter.

Single-detached absorptions down 34 per cent

At 179 units to the end of March, total first quarter absorptions were down 20 per cent from the 224 units absorbed during the first three months of 2010. The subdued pace of single-detached completions and absorptions last quarter accounted for the moderation. Accordingly, 116 single-detached units were absorbed through March, down 34 per cent from the prior year but on par with the 117 single-detached completions tallied through March. Meanwhile, 63 multi-unit absorptions were recorded from January to March, up 29 per cent from the pace set in the first quarter of 2010.

The absorbed price of new single-detached homes in Regina averaged $491,702 through the first three months of 2011, up 15 per cent from the corresponding period last year. While some of the increase can be attributed to upward price pressure for land, the majority of gains reflect a continuing shift in the sales distribution toward the upper price ranges. Accordingly, to the end of March, 44 per cent of all single-detached absorptions occurred above $450,000, up from the previous year's share of 36 per cent.

Resale Market

Sales of existing homes moderate 3.8 per cent through March

Following a three per cent decline in 2010, resale transactions began the year on a slow footing in Regina, as extreme winter conditions inhibited resale activity. The 770 transactions recorded during the first quarter of 2011 highlight a nearly four per cent reduction from the first three months of 2010 when 800 existing home sales were recorded. In spite of this moderation however, seasonally adjusted sales trended upwards through March, and the current pace of activity represents the fifth strongest start to the year since 1986.

There were a total of 1,439 new listings through March, down six per cent from the previous year as extreme winter conditions motivated some prospective sellers to delay their sale, and consequently, listing of their homes into the future. Driven by the slower pace of listings last quarter, existing home inventory edged downwards in March as Regina's resale market ended the quarter with 1,116 active listings, down four per cent from the prior year.

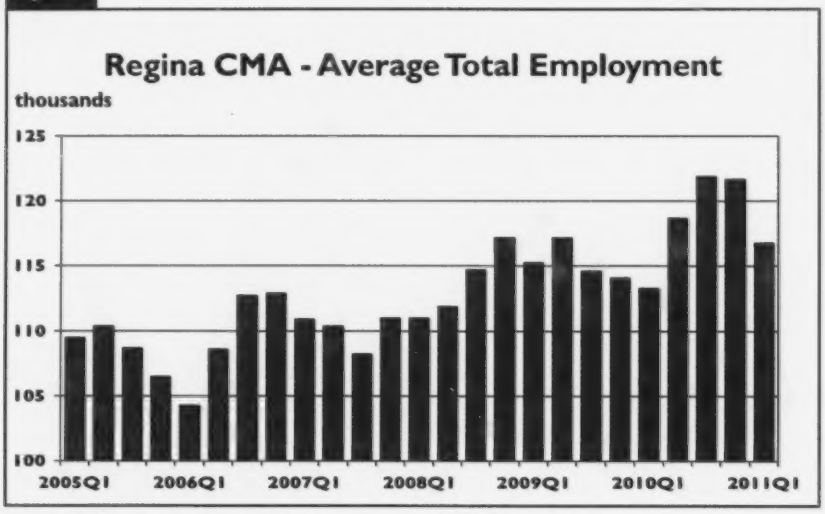
The sales-to-active listings ratio (SALR) averaged 24 per cent during the first quarter of 2011, unchanged from the first three months of the previous year. Under these conditions, it took 42 days to sell the average home from January through March, two days more than the first quarter of 2010. Consequently, price growth compared with the first quarter of 2010 has been tempered. A typical resale unit sold for $270,284 during the first three months of 2011, up seven per cent from the previous year.

Economy

Employment levels decline through March

After a little over three per cent employment expansion that resulted in the addition of over 3,000 positions in 2010, Regina recorded a slow start to the year for job creation. Seasonally adjusted employment edged downwards during the first three months of the year, and averaged 118,700 positions through March. This, coupled with the steady inflow of migrants, resulted in a slight increase in the unemployment rate from 5.2 per cent a year ago, to 5.8 per cent during the first three months of 2011. However, last year's strong performance continues to maintain elevated employment levels across Regina, as actual employment averaged 116,800 positions through

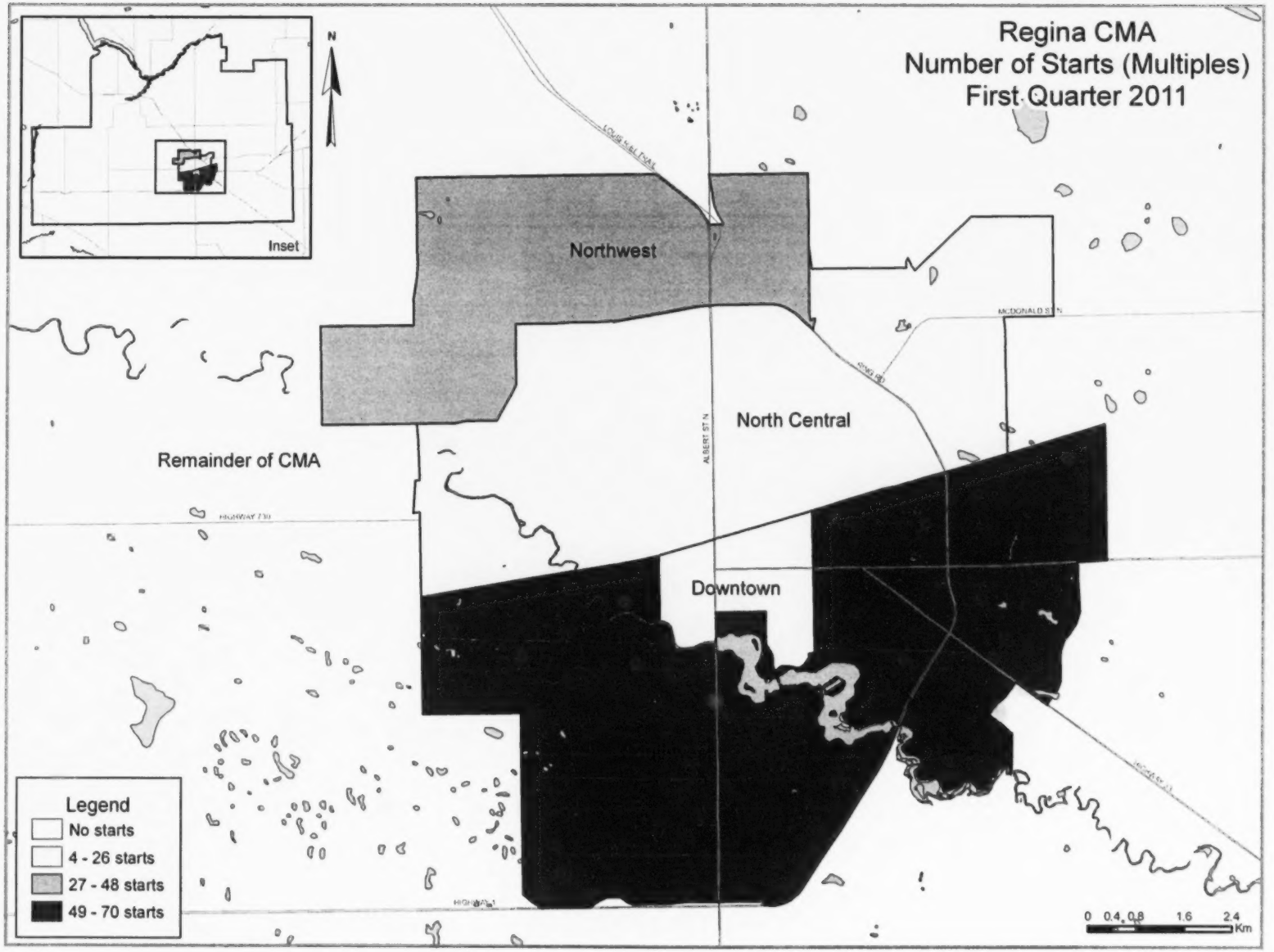
Figure 4

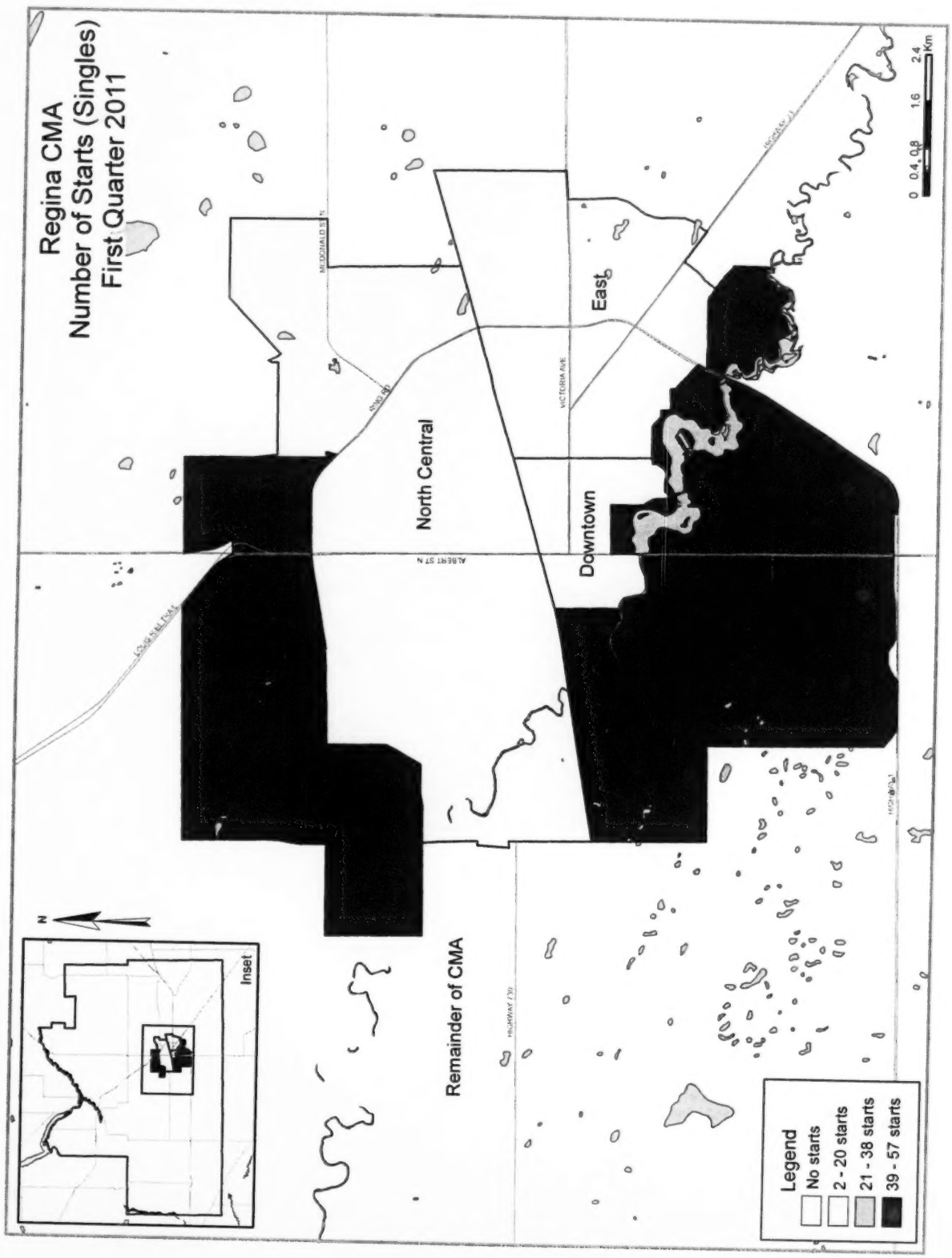


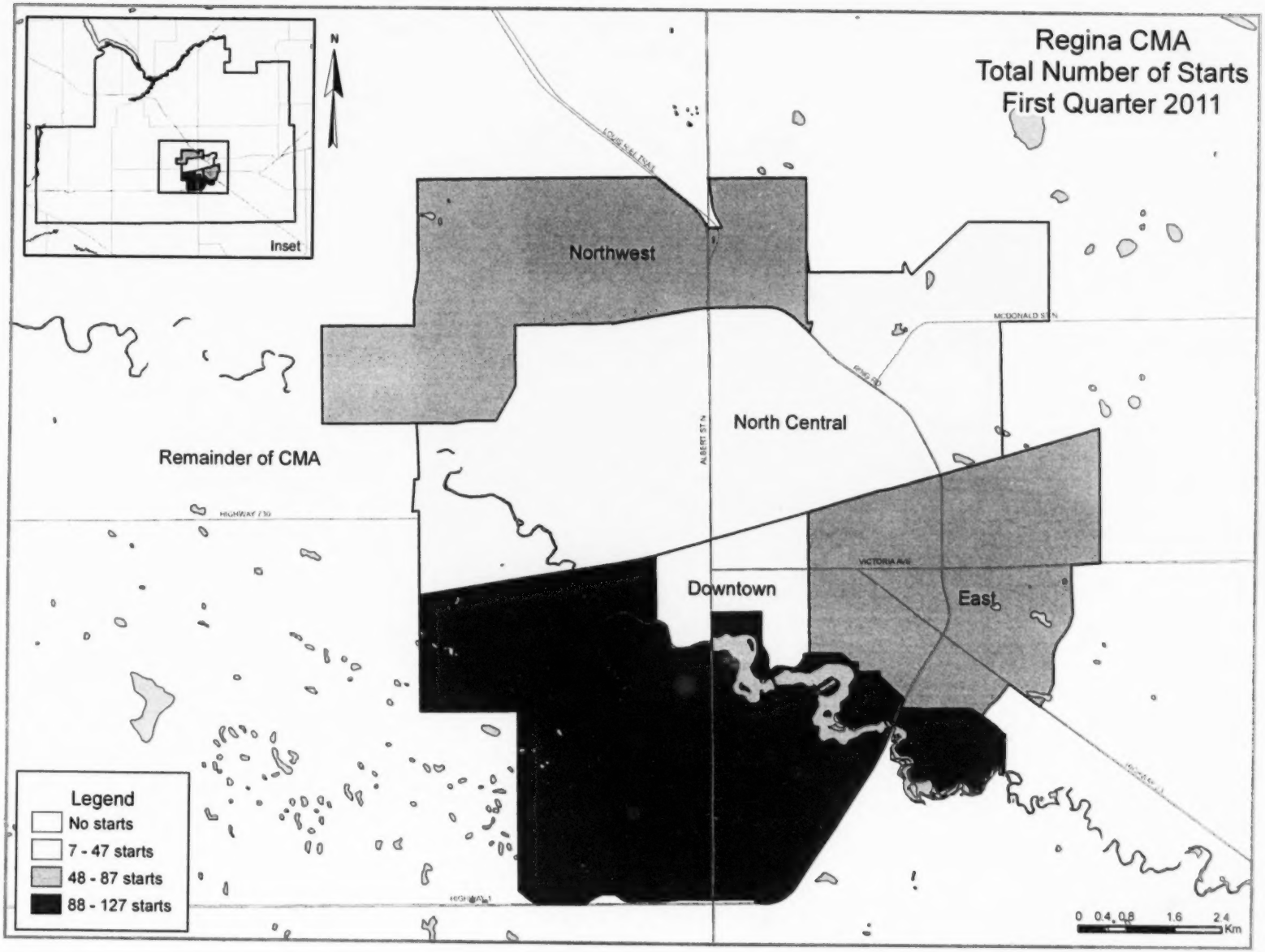
Source: Statistics Canada Regina, SA Employment, All Ages (15+), Total, Both sexes

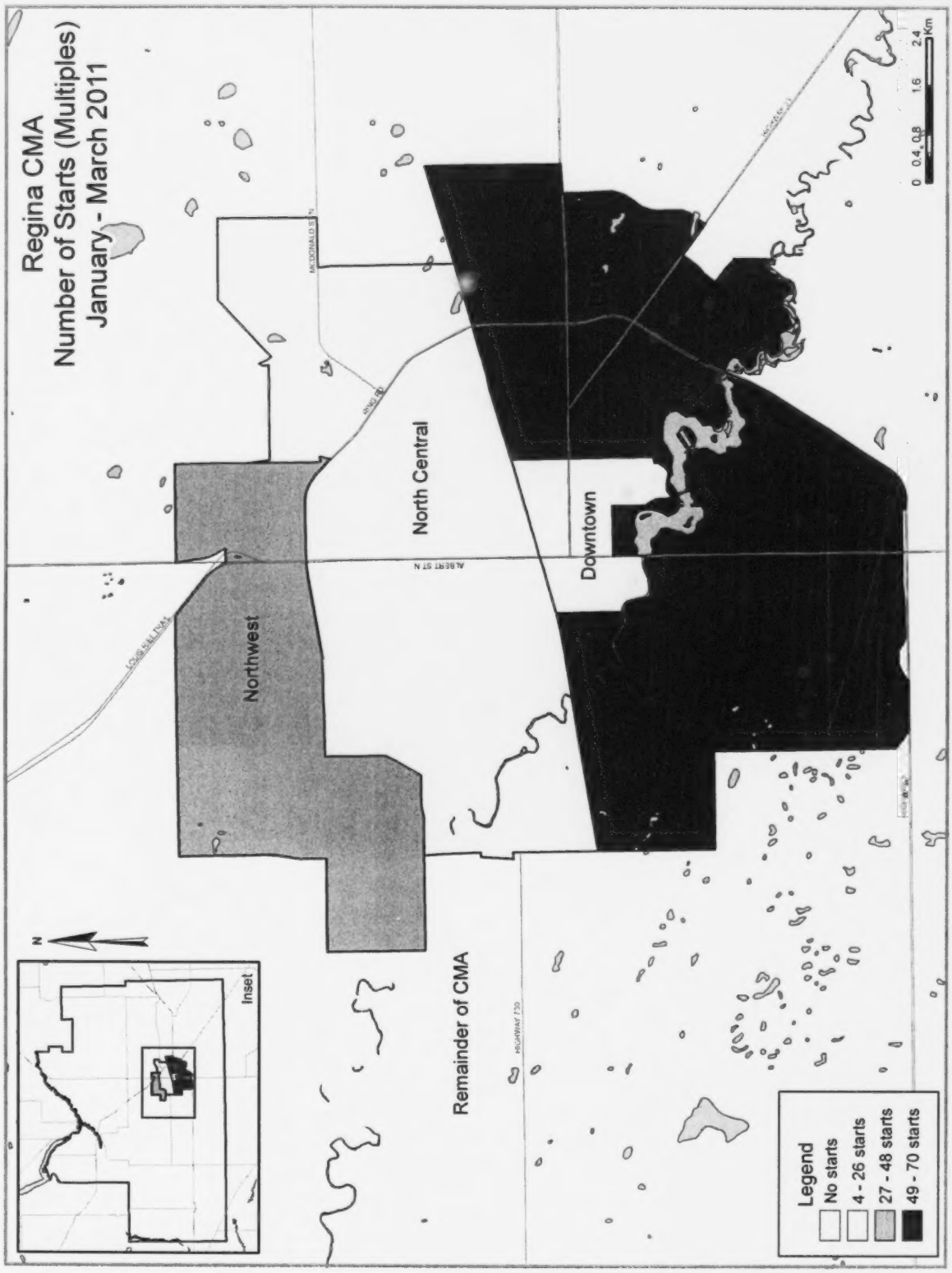
March, up 3.1 per cent from the prior year. Meanwhile, current labour market conditions continued to support wage growth. At $904 to the end of March, Statistics Canada's average weekly earnings for Regina advanced in the first quarter by 8.3 per cent year-over-year.

Last year, Regina's population expansion continued to be supported by net migration. Statistics Canada's population estimates reported that Saskatchewan recorded an inflow of over 10,000 net migrants in 2010, the second year in succession that migration surpassed 10,000 people. Despite this occurrence however, fourth quarter data suggests that the rising unemployment rate and slow pace of job creation in many centres across the province inhibited net migration through the latter months of the year. From October through December of last year, inter-provincial migration to Saskatchewan totalled 209 people, 73 per cent lower than the previous year. A smaller number of inter-provincial migrants from Ontario was a key contributor to the reduction. Meanwhile, international migrants and non-permanent residents also moderated in the fourth quarter of 2010, declining from 1,345 people in the fourth quarter of 2009 to 1,056 last year.


Regina CMA
Number of Starts (Multiples)
First Quarter 2011
Inset
N
Northwest
North Central
Downtown
Remainder of CMA
ALBERT ST N
MCDONALD ST N
HIGHWAY 1
0 0.4 0.8 1.6 2.4
Km
Legend
No starts
4 - 26 starts
27 - 48 starts
49 - 70 starts


Regina CMA
Number of Starts (Singles)
First Quarter 2011
North Central
East
Downtown
Remainder of CMA
Inset
N
Legend
No starts
2 - 20 starts
21 - 38 starts
39 - 57 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Total Number of Starts
First Quarter 2011
Inset
N
Northwest
North Central
Remainder of CMA
Downtown
East
Legend
No starts
7 - 47 starts
48 - 87 starts
88 - 127 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Number of Starts (Multiples)
January - March 2011
Northwest
North Central
Downtown
Remainder of CMA
Inset
N
Legend
No starts
4 - 26 starts
27 - 48 starts
49 - 70 starts
0 0.4 0.8 1.6 2.4 Km

Regina CMA
Number of Starts (Singles)
January - March 2011
N
Inset
Remainder of CMA
North Central
Downtown
East
Legend
No starts
2 - 20 starts
21 - 38 starts
39 - 57 starts
0 0.4 0.8 1.6 2.4
Km

Regina CMA
Total Number of Starts
January - March 2011
Inset
N
Northwest
North Central
Downtown
East
Remainder of CMA
Legend
No starts
7 - 47 starts
48 - 87 starts
88 - 127 starts
0 0.4 0.8 1.6 2.4
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Regina CMA
First Quarter 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2011	169	2	0	1	10	104	0	44	330
Q1 2010	139	0	0	0	31	61	7	0	238
% Change	21.6	n/a	n/a	n/a	-67.7	70.5	-100.0	n/a	38.7
Year-to-date 2011	169	2	0	1	10	104	0	44	330
Year-to-date 2010	139	0	0	0	31	61	7	0	238
% Change	21.6	n/a	n/a	n/a	-67.7	70.5	-100.0	n/a	38.7
UNDER CONSTRUCTION									
Q1 2011	631	12	0	3	128	437	51	194	1,456
Q1 2010	580	10	0	3	134	376	9	109	1,221
% Change	8.8	20.0	n/a	0.0	-4.5	16.2	**	78.0	19.2
COMPLETIONS									
Q1 2011	117	0	0	0	7	36	8	0	168
Q1 2010	174	2	0	3	10	0	3	0	192
% Change	-32.8	-100.0	n/a	-100.0	-30.0	n/a	166.7	n/a	-12.5
Year-to-date 2011	117	0	0	0	7	36	8	0	168
Year-to-date 2010	174	2	0	3	10	0	3	0	192
% Change	-32.8	-100.0	n/a	-100.0	-30.0	n/a	166.7	n/a	-12.5
COMPLETED & NOT ABSORBED									
Q1 2011	38	1	0	1	7	57	0	0	104
Q1 2010	46	2	0	0	7	61	0	0	116
% Change	-17.4	-50.0	n/a	n/a	0.0	-6.6	n/a	n/a	-10.3
ABSORBED									
Q1 2011	116	2	0	0	7	48	6	0	179
Q1 2010	169	1	0	3	11	37	3	0	224
% Change	-31.4	100.0	n/a	-100.0	-36.4	29.7	100.0	n/a	-20.1
Year-to-date 2011	116	2	0	0	7	48	6	0	179
Year-to-date 2010	169	1	0	3	11	37	3	0	224
% Change	-31.4	100.0	n/a	-100.0	-36.4	29.7	100.0	n/a	-20.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q1 2011	64	0	0	0	8	23	0	44	139
Q1 2010	26	0	0	0	0	27	4	0	57
South: Lakeview / Albert Park									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	1	0	0	0	0	34	0	0	35
South: Wascana-Univerity									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	0	0	0	0	0	0	0	0	0
East									
Q1 2011	26	0	0	0	0	53	0	0	79
Q1 2010	41	0	0	0	27	0	0	0	68
West									
Q1 2011	1	0	0	1	2	0	0	0	4
Q1 2010	2	0	0	0	4	0	0	0	6
Northeast									
Q1 2011	4	2	0	0	0	0	0	0	6
Q1 2010	4	0	0	0	0	0	3	0	7
Northwest									
Q1 2011	44	0	0	0	0	28	0	0	72
Q1 2010	55	0	0	0	0	0	0	0	55
Remainder of the CMA									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	0	0	0	0	0	0	0	0	0
Regina CMA									
Q1 2011	169	2	0	1	10	104	0	44	330
Q1 2010	139	0	0	0	31	61	7	0	238

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q1 2011	166	4	0	0	43	114	22	194	543
Q1 2010	89	4	0	0	14	33	6	39	185
South: Lakeview / Albert Park									
Q1 2011	6	0	0	0	0	34	0	0	40
Q1 2010	8	0	0	0	0	34	0	0	42
South: Wascana-Univerity									
Q1 2011	0	0	0	0	12	38	0	0	50
Q1 2010	0	0	0	0	15	38	0	0	53
East									
Q1 2011	112	0	0	2	41	223	0	0	378
Q1 2010	138	0	0	3	51	184	0	70	446
West									
Q1 2011	7	0	0	1	24	0	0	0	32
Q1 2010	5	0	0	0	20	0	0	0	25
Northeast									
Q1 2011	25	4	0	0	0	0	29	0	58
Q1 2010	16	0	0	0	0	33	3	0	52
Northwest									
Q1 2011	138	0	0	0	8	28	0	0	174
Q1 2010	176	0	0	0	34	54	0	0	264
Remainder of the CMA									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	0	0	0	0	0	0	0	0	0
Regina CMA									
Q1 2011	631	12	0	3	128	437	51	194	1,456
Q1 2010	580	10	0	3	134	376	9	109	1,221

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q1 2011	20	0	0	0	0	36	4	0	60
Q1 2010	10	2	0	0	0	0	0	0	12
South: Lakeview / Albert Park									
Q1 2011	5	0	0	0	0	0	0	0	5
Q1 2010	2	0	0	0	0	0	0	0	2
South: Wascana-Univerity									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	2	0	0	0	0	0	0	0	2
East									
Q1 2011	29	0	0	0	7	0	0	0	36
Q1 2010	36	0	0	3	0	0	0	0	39
West									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	0	0	0	0	0	0	0	0	0
Northeast									
Q1 2011	7	0	0	0	0	0	4	0	11
Q1 2010	8	0	0	0	0	0	3	0	11
Northwest									
Q1 2011	20	0	0	0	0	0	0	0	20
Q1 2010	53	0	0	0	10	0	0	0	63
Remainder of the CMA									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	0	0	0	0	0	0	0	0	0
Regina CMA									
Q1 2011	117	0	0	0	7	36	8	0	168
Q1 2010	174	2	0	3	10	0	3	0	192

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q1 2011	9	0	0	0	0	0	0	0	9
Q1 2010	13	2	0	0	0	0	0	0	15
South: Lakeview / Albert Park									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	0	0	0	0	2	0	0	0	2
South: Wascana-Univerity									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	0	0	0	0	0	0	0	0	0
East									
Q1 2011	13	0	0	0	4	36	0	0	53
Q1 2010	14	0	0	0	0	54	0	0	68
West									
Q1 2011	0	0	0	1	0	0	0	0	1
Q1 2010	0	0	0	0	1	0	0	0	1
Northeast									
Q1 2011	1	0	0	0	0	0	0	0	1
Q1 2010	1	0	0	0	0	0	0	0	1
Northwest									
Q1 2011	13	0	0	0	3	21	0	0	37
Q1 2010	14	0	0	0	4	7	0	0	25
Remainder of the CMA									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	0	0	0	0	0	0	0	0	0
Regina CMA									
Q1 2011	38	1	0	1	7	57	0	0	104
Q1 2010	46	2	0	0	7	61	0	0	116

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q1 2011	23	2	0	0	0	36	2	0	63
Q1 2010	7	1	0	0	0	0	0	0	8
South: Lakeview / Albert Park									
Q1 2011	5	0	0	0	0	0	0	0	5
Q1 2010	2	0	0	0	0	0	0	0	2
South: Wascana-Univerity									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	2	0	0	0	2	0	0	0	4
East									
Q1 2011	31	0	0	0	7	6	0	0	44
Q1 2010	29	0	0	3	0	28	0	0	60
West									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	0	0	0	0	0	0	0	0	0
Northeast									
Q1 2011	7	0	0	0	0	0	4	0	11
Q1 2010	9	0	0	0	0	0	3	0	12
Northwest									
Q1 2011	15	0	0	0	0	6	0	0	21
Q1 2010	52	0	0	0	9	9	0	0	70
Remainder of the CMA									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	0	0	0	0	0	0	0	0	0
Regina CMA									
Q1 2011	116	2	0	0	7	48	6	0	179
Q1 2010	169	1	0	3	11	37	3	0	224

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Regina CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	700	8	0	4	141	268	76	150	1,347
% Change	24.1	-33.3	n/a	-20.0	54.9	42.6	n/a	114.3	44.8
2009	564	12	0	5	91	188	0	70	930
% Change	-41.9	20.0	n/a	-44.4	-2.2	-26.0	n/a	79.5	-32.4
2008	970	10	0	9	93	254	0	39	1,375
% Change	15.1	150.0	n/a	-55.0	-61.9	6.3	-100.0	-17.0	-1.6
2007	843	4	0	20	244	239	1	47	1,398
% Change	16.6	-33.3	n/a	-23.1	9.4	n/a	-83.3	**	41.8
2006	723	6	0	26	223	0	6	2	986
% Change	27.7	-25.0	-100.0	**	15.5	-100.0	0.0	-94.7	11.0
2005	566	8	1	6	193	70	6	38	888
% Change	-4.6	**	n/a	-50.0	-38.9	-74.5	-86.0	**	-28.5
2004	593	2	0	12	316	274	43	2	1,242
% Change	17.2	n/a	-100.0	-20.0	88.1	40.5	**	n/a	39.7
2003	506	0	1	15	168	195	4	0	889
% Change	1.2	-100.0	-75.0	**	**	93.1	33.3	n/a	36.6
2002	500	2	4	4	37	101	3	0	651
% Change	27.9	0.0	n/a	-60.0	19.4	-46.3	-25.0	n/a	4.0
2001	391	2	0	10	31	188	4	0	626

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
Central	64	26	0	4	8	0	67	27	139	57	143.9
South: Lakeview / Albert Park	0	1	0	0	0	0	0	34	0	35	-100.0
South: Wascana-Univerity	0	0	0	0	0	0	0	0	0	0	n/a
East	7	10	0	0	0	0	53	0	60	10	**
West	2	2	2	4	0	0	0	0	4	6	-33.3
Northeast	4	5	2	2	0	0	0	0	6	7	-14.3
Northwest	44	55	0	0	0	0	28	0	72	55	30.9
Remainder of the CMA	0	0	0	0	0	0	0	0	0	0	n/a
Regina CMA	170	140	4	12	8	25	148	61	330	238	38.7

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Central	64	26	0	4	8	0	67	27	139	57	143.9
South: Lakeview / Albert Park	0	1	0	0	0	0	0	34	0	35	-100.0
South: Wascana-Univerity	0	0	0	0	0	0	0	0	0	0	n/a
East	7	10	0	0	0	0	53	0	60	10	**
West	2	2	2	4	0	0	0	0	4	6	-33.3
Northeast	4	5	2	2	0	0	0	0	6	7	-14.3
Northwest	44	55	0	0	0	0	28	0	72	55	30.9
Remainder of the CMA	0	0	0	0	0	0	0	0	0	0	n/a
Regina CMA	170	140	4	12	8	25	148	61	330	238	38.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Central	8	0	0	0	23	27	44	0
South: Lakeview / Albert Park	0	0	0	0	0	34	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	0	0	0	0	53	0	0	0
West	0	0	0	0	0	0	0	0
Northeast	0	0	0	0	0	0	0	0
Northwest	0	0	0	0	28	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	8	25	0	0	104	61	44	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Central	8	0	0	0	23	27	44	0
South: Lakeview / Albert Park	0	0	0	0	0	34	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	0	0	0	0	53	0	0	0
West	0	0	0	0	0	0	0	0
Northeast	0	0	0	0	0	0	0	0
Northwest	0	0	0	0	28	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	8	25	0	0	104	61	44	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Central	64	26	31	27	44	4	139	57
South: Lakeview / Albert Park	0	1	0	34	0	0	0	35
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	7	10	53	0	0	0	60	10
West	1	2	3	4	0	0	4	6
Northeast	6	4	0	0	0	3	6	7
Northwest	44	55	28	0	0	0	72	55
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	171	139	115	92	44	7	330	238

Table 2.5: Starts by Submarket and by Intended Market January - March 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Central	64	26	31	27	44	4	139	57
South: Lakeview / Albert Park	0	1	0	34	0	0	0	35
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	7	10	53	0	0	0	60	10
West	1	2	3	4	0	0	4	6
Northeast	6	4	0	0	0	3	6	7
Northwest	44	55	28	0	0	0	72	55
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	171	139	115	92	44	7	330	238

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
Central	20	10	4	2	0	0	36	0	60	12	**
South: Lakeview / Albert Park	5	2	0	0	0	0	0	0	5	2	150.0
South: Wascana-Univerity	0	2	0	0	0	0	0	0	0	2	-100.0
East	8	11	0	0	0	0	0	0	8	11	-27.3
West	0	0	0	0	0	0	0	0	0	0	n/a
Northeast	7	11	4	0	0	0	0	0	11	11	0.0
Northwest	20	53	0	0	0	10	0	0	20	63	-68.3
Remainder of the CMA	0	0	0	0	0	0	0	0	0	0	n/a
Regina CMA	117	180	10	2	5	10	36	0	168	192	-12.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Central	20	10	4	2	0	0	36	0	60	12	**
South: Lakeview / Albert Park	5	2	0	0	0	0	0	0	5	2	150.0
South: Wascana-Univerity	0	2	0	0	0	0	0	0	0	2	-100.0
East	8	11	0	0	0	0	0	0	8	11	-27.3
West	0	0	0	0	0	0	0	0	0	0	n/a
Northeast	7	11	4	0	0	0	0	0	11	11	0.0
Northwest	20	53	0	0	0	10	0	0	20	63	-68.3
Remainder of the CMA	0	0	0	0	0	0	0	0	0	0	n/a
Regina CMA	117	180	10	2	5	10	36	0	168	192	-12.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Central	0	0	0	0	36	0	0	0
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	0	0	0	0	0	0	0	0
West	0	0	0	0	0	0	0	0
Northeast	0	0	0	0	0	0	0	0
Northwest	0	10	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	5	10	0	0	36	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Central	0	0	0	0	36	0	0	0
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	0	0	0	0	0	0	0	0
West	0	0	0	0	0	0	0	0
Northeast	0	0	0	0	0	0	0	0
Northwest	0	10	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	5	10	0	0	36	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market First Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Central	20	12	36	0	4	0	60	12
South: Lakeview / Albert Park	5	2	0	0	0	0	5	2
South: Wascana-Univerity	0	2	0	0	0	0	0	2
East	8	8	0	3	0	0	8	11
West	0	0	0	0	0	0	0	0
Northeast	7	8	0	0	4	3	11	11
Northwest	20	53	0	10	0	0	20	63
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	117	176	43	13	8	3	168	192

Table 3.5: Completions by Submarket and by Intended Market January - March 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Central	20	12	36	0	4	0	60	12
South: Lakeview / Albert Park	5	2	0	0	0	0	5	2
South: Wascana-Univerity	0	2	0	0	0	0	0	2
East	8	8	0	3	0	0	8	11
West	0	0	0	0	0	0	0	0
Northeast	7	8	0	0	4	3	11	11
Northwest	20	53	0	10	0	0	20	63
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	117	176	43	13	8	3	168	192

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q1 2011	2	9.5	0	0.0	5	23.8	2	9.5	12	57.1	21	472,000	472,729
Q1 2010	2	28.6	1	14.3	0	0.0	0	0.0	4	57.1	7	--	--
Year-to-date 2011	2	9.5	0	0.0	5	23.8	2	9.5	12	57.1	21	472,000	472,729
Year-to-date 2010	2	28.6	1	14.3	0	0.0	0	0.0	4	57.1	7	--	--
South: Lakeview / Albert Park													
Q1 2011	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Q1 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
South: Wascana-University													
Q1 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q1 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
East													
Q1 2011	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Q1 2010	1	11.1	0	0.0	2	22.2	1	11.1	5	55.6	9	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2010	1	11.1	0	0.0	2	22.2	1	11.1	5	55.6	9	--	--
West													
Q1 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q1 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Northeast													
Q1 2011	3	42.9	1	14.3	3	42.9	0	0.0	0	0.0	7	--	--
Q1 2010	3	37.5	0	0.0	2	25.0	1	12.5	2	25.0	8	--	--
Year-to-date 2011	3	42.9	1	14.3	3	42.9	0	0.0	0	0.0	7	--	--
Year-to-date 2010	3	37.5	0	0.0	2	25.0	1	12.5	2	25.0	8	--	--
Northwest													
Q1 2011	0	0.0	1	7.7	3	23.1	6	46.2	3	23.1	13	413,734	421,092
Q1 2010	3	5.8	10	19.2	13	25.0	11	21.2	15	28.8	52	399,950	403,008
Year-to-date 2011	0	0.0	1	7.7	3	23.1	6	46.2	3	23.1	13	413,734	421,092
Year-to-date 2010	3	5.8	10	19.2	13	25.0	11	21.2	15	28.8	52	399,950	403,008
Remainder of the CMA													
Q1 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q1 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Regina CMA													
Q1 2011	12	11.7	8	7.8	24	23.3	14	13.6	45	43.7	103	419,900	491,702
Q1 2010	15	9.9	20	13.2	37	24.5	25	16.6	54	35.8	151	400,000	428,794
Year-to-date 2011	12	11.7	8	7.8	24	23.3	14	13.6	45	43.7	103	419,900	491,702
Year-to-date 2010	15	9.9	20	13.2	37	24.5	25	16.6	54	35.8	151	400,000	428,794

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2011						
Submarket	Q1 2011	Q1 2010	% Change	YTD 2011	YTD 2010	% Change
Central	472,729	--	n/a	472,729	--	n/a
South: Lakeview / Albert Park	--	--	n/a	--	--	n/a
South: Wascana-Univerity	--	--	n/a	--	--	n/a
East	--	--	n/a	--	--	n/a
West	--	--	n/a	--	--	n/a
Northeast	--	--	n/a	--	--	n/a
Northwest	421,092	403,008	4.5	421,092	403,008	4.5
Remainder of the CMA	--	--	n/a	--	--	n/a
Regina CMA	491,702	428,794	14.7	491,702	428,794	14.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Regina
First Quarter 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	183	7.6	310	346	500	62.0	240,274	12.5	246,682
	February	267	15.1	315	479	550	57.3	263,753	13.2	261,006
	March	350	26.4	309	701	559	55.3	250,826	1.9	249,595
	April	387	16.9	319	648	514	62.1	256,871	3.6	251,334
	May	363	-6.2	274	689	534	51.3	252,053	-4.3	249,748
	June	340	-12.1	272	791	560	48.6	274,673	12.1	264,390
	July	314	-29.3	267	573	515	51.8	281,836	17.3	264,983
	August	352	-4.6	300	519	491	61.1	253,940	4.3	258,172
	September	308	-10.2	285	473	478	59.6	240,667	-0.6	255,749
	October	274	-8.1	330	390	484	68.2	257,032	4.4	252,239
	November	257	-6.2	299	331	506	59.1	265,590	8.1	279,868
	December	186	-3.1	301	206	454	66.3	251,690	4.2	264,575
2011	January	215	17.5	351	404	587	59.8	260,133	8.3	268,461
	February	239	-10.5	285	466	510	55.9	272,609	3.4	269,409
	March	316	-9.7	300	569	448	67.0	275,431	9.8	263,188
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	800	17.8		1,526			252,727	8.2	
	Q1 2011	770	-3.8		1,439			270,284	6.9	
	YTD 2010	800	17.8		1,526			252,727	8.2	
	YTD 2011	770	-3.8		1,439			270,284	6.9	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
First Quarter 2011

		Interest Rates			NHPI, Total, Regina CMA 1997=100	CPI, 2002 =100	Regina Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	134.1	117.8	113.8	4.9	69.5	862
	February	604	3.60	5.39	136.7	117.9	114.0	4.9	69.5	847
	March	631	3.60	5.85	136.7	118.1	114.9	5.3	70.2	834
	April	655	3.80	6.25	138.0	118.7	116.1	4.8	70.5	828
	May	639	3.70	5.99	142.7	118.9	117.2	4.8	71.0	831
	June	633	3.60	5.89	142.1	118.9	118.2	4.4	71.2	845
	July	627	3.50	5.79	142.1	118.8	119.1	4.9	72.1	860
	August	604	3.30	5.39	142.1	119.1	120.7	4.9	72.8	872
	September	604	3.30	5.39	142.1	119.2	121.4	4.9	73.2	882
	October	598	3.20	5.29	142.0	120.0	121.4	4.9	73.1	894
	November	607	3.35	5.44	142.1	120.2	121.1	4.9	72.8	899
	December	592	3.35	5.19	142.1	119.7	121.2	4.6	72.6	893
2011	January	592	3.35	5.19	142.1	120.5	121	4.5	72.1	889
	February	607	3.50	5.44	144.7	120.7	119.4	5.1	71.7	896
	March	601	3.50	5.34		121.8	118.7	5.6	71.6	904
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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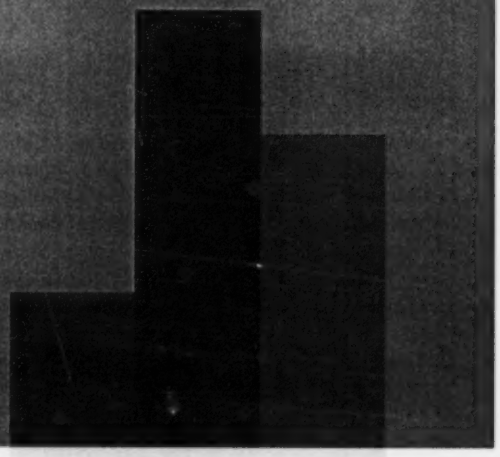

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- Housing Market Outlook, Highlight Reports – Canada and Regional
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